
Peace Of Mind

A deep dive on X Project



Disclaimer

The following pro and con analysis of the report in real estate, which references the Real Estate Regulatory Authority (RERA) and the developer's brochure, is provided for informational purposes only. The analysis is based on the available information up until September 2021. Please note that the real estate market and regulatory landscape are subject to change, and it is recommended to consult with relevant professionals and conduct thorough due diligence before making any real estate decisions. The analysis provided herein does not constitute legal, financial, or professional advice, and should not be relied upon as such. The information presented may not capture the complete picture of the property or the developer's intentions, and additional factors may impact the overall assessment. The individuals or entities involved in the creation of this report assume no liability for any actions taken or decisions made based on the information provided in this analysis. Users are encouraged to independently verify the information, seek legal or professional guidance, and exercise prudence when making real estate-related decisions

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Quick Analysis

Strengths

1. Decent density
2. Metro station nearby
3. 0% common walls between units
4. Mostly Vastu compliant

Opportunities

1. Scope for future development
2. Neighbourhood development

Threats

1. Nala adjacent to the site
2. Floods
3. Master plan and sanction plan does not correspond
4. Financial Strength of the company

Weaknesses

1. Complaint filed on RERA
2. Linear Master planning
3. High Density Project



Overview of the Project

Developer – X Builders

Year of Launch - June-22

Year of Completion - June-25

RERA Approved? - Y

Location – Whitefield (Google pin)

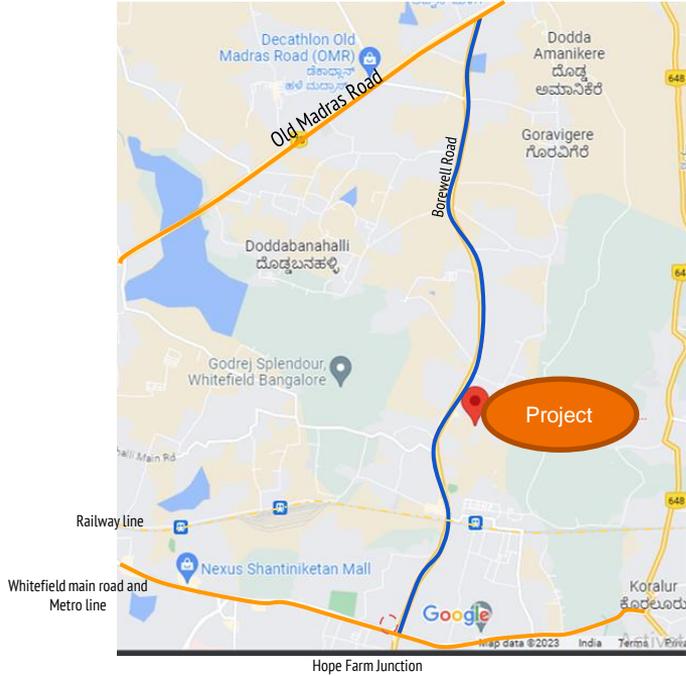
Land Area - 3.23 Acres (as per RERA)

No.of Units - 274

Typology - 2BHK, 2.5BHK/ 3BHK



Location & Neighbourhood



Location name - Whitefield

Nala

Railway Line



Google pin



Location & Neighbourhood

What works

1. Closer proximity to metro
2. 300 m inside from Main road
3. Townships like keya Around the life, Sbr Minara, Pavani Mirabilia, Godrej Splendour and several villa projects coming up



Road image



Neighbourhood image



Infra image



Infra image

What could be better

1. Road Width
2. School just adjacent, traffic can be a problem in peak hours.

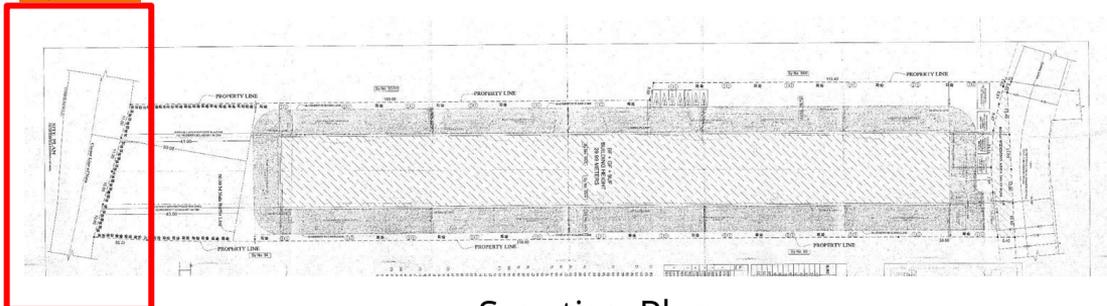


Masterplan



- 1 ENTRANCE PLAZA WITH SECURITY GATE
- 2 ENTRANCE UNDER PASSAGE WITH SECURITY WALL
- 3 SECURITY WALL
- 4 SCULPTURE
- 5 SPORTS PRACTICE PITCH
- 6 BALL THROU FOR ACCURACY - TENNIS - BASKETBALL
- 7 OUTDOOR COURT
- 8 TENNIS COURT WITH SEATING
- 9 BASKETBALL COURT WITH SEATING
- 10 BALL THROU AREA
- 11 TOWER LAMP
- 12 OUTDOOR LAMP
- 13 OUTDOOR PAVILION
- 14 OPEN AIR THEATRE
- 15 SECURITY FIRE COURT
- 16 KIDS PLAY AREA 15' X 15'
- 17 BASKET COURT
- 18 TOWER LIGHT 11' X 11'
- 19 TOWER LIGHT 10' X 10' X 10'
- 20 CARRIAGE WALL WITH GATE
- 21 CYCLING TRACK WITH CYCLE STAND
- 22 GYM
- 23 SWIMMING POOL
- 24 SWIMMING POOL WITH FLOOR GAMES
- 25 GYM GYM ON EPON
- 26 RECEPTION ON EPON
- 27 GYM GYM
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Rajakaluve



Sanction Plan

Key Quantitative inputs

- Land area- 3.23 acres
- Total No of units- 274
- No. of towers- 2
- Open spaces- 63%
- Density - 91.33
- Clubhouse area- 12000 sq ft
- Clubhouse factor- 43 sqft

- ▲ Decent density
- ▲ Amenities provided in buffer zone
- ▼ Linear site, circulation
- ▼ Master plan does not corresponds to Sanction plan
- ▼ Nala(Rajakaluve) running adjacent to site.
- ▼ Adjacent, already constructed apartment and future development not demarcated in Sanction Plan.

RERA vs Developer's Master Plan

	As per RERA	As per Developer's Plan
Future development	No	Yes
Open Area	63%	70%
Project Area	3.23	3.09
Floors	9	8



Tower Plan



Key Quantitative inputs

No. of units per floor-16

No. of lifts-6

Height of tower- 29.99

Elevator crowd factor- 21 approx

- ▲ 0% common walls
- ▲ Tower away from Road.
- ▲ Less levator crowd factor

- ▼ Longer circulation from Lift and staircase to the unit



Unit Plan



Key Quantitative inputs

- A. Saleable area- 1565 sqft
- B. Carpet Area- 975 sqft
- C. Efficiency- 62%
- D. Balcony Count- 3
 - ▲ Cross ventilation
 - ▲ Pool view from Bedroom
 - ▲ East Facing
 - ▲ Utility Space
 - ▲ Decent room sizes
 - ▲ Open from one side, i.e. north
 - ▼ No foyer Space, less privacy.
 - ▼ No direct light in kitchen.
 - ▼ Toilet placement wrong as per vastu. Less Unit efficiency.

Price Analysis

	Property 1	Property 2	Property 3	Property 4
Saleable Area (3BHK)	1565 sqft	1679 sqft	1578 sqft	1585 sqft
Rera Carpet Area	975 sqft	1139 sqft	986 sqft	1016 sqft
Efficiency	62%	67%	62%	64%
Price Quoted for 6th floor (INR)	1,09,06,764	1,43,12,865	1,12,00,000	1,16,19,000
Price on Saleable Area (per sqft) for 6th floor	7000 approx	8500	7113	7330
Price on RERA Carpet Area (per sqft) for 6th floor	11,186	12,566	11384	11,436



Market Insights

Google reviews

1. [REDACTED] have taken agreement from Shanth Kumar that in which Shanth Kumar has not settled land owners share in survey number 95 there are chances of litigation in land kindly review for that documents before investing ur valuable moneys beware with ur legals and plz check ur Ec's for more details
2. Builders and GPA holders have cheated land owners and misused there documents without settling there amount now there are filling case against them ,buyers r investors be carefull for more details contact original land owners

RERA Complaints



Complaint Details

S.NO	COMPLAINT NO	COMPLAINT BY	COMPLAINT DATE (DD-MM-YYYY)	COMPLAINT SUBJECT	PROJECT NAME	PROMOTER NAME	STATUS	ORDER BY
1	00091/2023	RENUKA SAVASERE	18-01-2023	Revocation of the RERA Registration Granted to the Project	[REDACTED]	[REDACTED]	UNDER PROCESS	

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Thank you!

